



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

Quality	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,956	100	1,956	194,472
FGR	462	55	254	25,254
FOP	102	30	31	3,082
FSP	315	40	126	12,528
TOTALS	2,835		2,367	235,336

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0810	CONCRETE A	0 100	0	0	225.00	SF	6.50	6.50	100	1996
2	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1996

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000115	C	SFR ACRES	100	0006	OR	0.00	0.00	17.11	AC	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,367	95.2560	119.07	281,839	1996	2001	0	0	16.50	83.50
1 SNGL FAM - 100% - 2023											
Heated Area: 1956											
HX Base Yr											
28102 SMOKEY LN, HILLIARD											

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/19/2023
INC DATE		AG DATE	MLU

TOTAL OB/XF											
3,818											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4			Tax Dist:
BUILDING MARKET VALUE			235,336
TOTAL MARKET OB/XF VALUE			3,818
TOTAL LAND VALUE - MARKET			239,540
TOTAL MARKET VALUE			478,694
SOH/AGL Deduction			0
ASSESSED VALUE			478,694
TOTAL EXEMPTION VALUE			13
BASE TAXABLE VALUE			0
TOTAL JUST VALUE			478,694
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			468,992

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B99000	NEW CONSTR	75,558	01/01/1999
B95921	H/AC	0	01/01/1995

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2602/0053	10/31/2022	WD	U	V	37	60,000	
GRANTOR: BROCK CHHADWICK & ELI							
GRANTEE: DIAS ERIN MICHELLE							
2472/1408	6/21/2021	WD	Q	I	01	352,500	
GRANTOR: GEIGER DONIE W							
GRANTEE: DIAS ERIN M							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1996] W32 FSP=[YR=1996] N15 W21 S15 E21\$ W46 S31 E33 FOP=[YR=1996] S6 E17 N6 W17\$ E24 FGR=[YR=1996] E21 N22 W21 S22\$ N22 E21 N9\$.											